 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	20 th December 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	10	WARD: Horley Central

APPLICATION NUMBER:	17/00693/F	VALID:	29 th September 2017
APPLICANT:	Mountley Ltd	AGENT:	Allen Planning Ltd
LOCATION:	96-100 VICTORIA ROAD, HORLEY		
DESCRIPTION:	Construct a single storey roof extension above the existing flat roof of the building (nos. 98-100) To create a new third storey, together with alterations to the existing pitched roof building (no. 96) To create 19 self-contained studio, 1 & 2 bedroom residential flats.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This application seeks permission for the erection of an extension above the presently flat roofed element of the building (98-100 Victoria Road) to create a third storey along with alterations to and conversion of the existing pitched roof building (above 96 Victoria Road) to create 19 self-contained studio, 1 & 2 bedroom residential units.

The proposal would add a third storey to the building in the form of a false pitched roof with gable features which, in design terms, is considered to integrate well with the existing building, giving a more cohesive and less utilitarian appearance to the building. The relatively modest increase in height is felt to be acceptable and the resultant building would be compatible in scale and height to those in the immediate vicinity.

The addition of a further storey of roof accommodation would have implications for the flats below, particularly those which are presently served by rooflights. The originally submitted application proposed the closing off of these rooflights with no replacement which was felt to be unacceptable. To address this, the plans have been amended to incorporate appropriately sized lightwells to serve each of the first floor flats affected by removal of the rooflights. Subject to conditions to secure the final construction details of the lightwells, it is felt that any loss of daylight or ventilation to the flats below would be minimised and would not be so harmful as to seriously affect their amenities, thus overcoming the concerns originally identified. The loss of the rooflights in the communal areas of the flats below is not considered to be so harmful as to warrant refusal given their non-habitable nature. A

condition to secure an appropriate glazing solution to prevent overlooking between the internally facing units and the dental surgery is also proposed.

The proposal does not propose any on-site parking for the proposed dwellings. Whilst this would not meet the standards in the Borough Local Plan, the site is in a highly accessible town centre location and spaces are available in public car parks in the immediate vicinity. Given this, and taking account of the fact that the County Highway Authority has raised no objection to the absence of parking provision from a highway safety perspective, refusal on this basis is not felt to be warranted.

Under Core Strategy policy, the development should provide on-site affordable housing at a rate of 30% of the proposed dwellings, subject to viability. In this case, an open book appraisal was submitted with the application which demonstrated that, once all costs and developer profit were taken account of, the scheme was unable to provide for affordable housing. This appraisal was scrutinised and, through negotiation with the applicant, further value has been extracted from the scheme. As a result, whilst it is not possible to make provision on-site, there is a surplus of £75,000 which the applicant has agreed to provide as a financial contribution towards off-site provision of affordable housing. This would be secured through a legal agreement.

The scheme would contribute to meeting local housing requirements and would bring consequent social, economic and financial benefits all of which weigh in favour of the scheme.

RECOMMENDATION(S)

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure:

- (i) A contribution of £75,000 towards affordable housing;
- (ii) The Council's legal costs in preparing the agreement;

Planning permission is **GRANTED** subject to conditions.

In the event that a satisfactorily completed obligation is not received by 31 March 2018 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason:

The proposal fails to make appropriate provision for affordable housing within the borough and is therefore contrary to policy CS15 of the Reigate and Banstead Core Strategy 2014 and the Affordable Housing SPD 2014.

Consultations:

County Highway Authority: No objection on highway safety or capacity grounds subject to conditions.

Horley Town Council: No objections although concerns registered over car parking.

UK Power Networks: No objections

Surrey CC Sustainable Drainage Consenting Team: Satisfied that the proposed drainage scheme meets necessary requirements and raises no objection subject to conditions

Thames Water: No comments received

SES Water: No comments received

Representations:

Letters were sent to neighbouring properties on 16th June 2017 and on the amended plans on 4th October 2017. A site notice was posted at the site on 28th June 2017 and the application was advertised in the local press on 29th June 2017.

19 responses were received to the original submission and a further 7 (as at 17/10/2017) representations were submitted in response to the amended plans. These raise the following issues:

Issue	Response
Poor design	See paragraphs 6.4 to 6.9 and condition 3
Overdevelopment	See paragraphs 6.4 to 6.9
Loss of buildings	See paragraph 6.37
Overlooking and loss of privacy	See paragraphs 6.10 to 6.22 and condition 10
Overshadowing and loss of light	See paragraphs 6.10 to 6.22 and condition 4
Noise and disturbance	See paragraphs 6.20 and condition 5
Inadequate parking	See paragraphs 6.23 to 6.26 and condition 8
Inconvenience during construction	See paragraphs 6.20 and condition 5
Increase in traffic and congestion	See paragraphs 6.23 to 6.26
Hazard to highway safety	See paragraphs 6.23 to 6.26
Health fears	See paragraph 6.37
No need for the development	See paragraph 6.34 (each application considered on its merits)
Drainage/sewage capacity	See paragraphs 6.35 and conditions 6 and 7
Conflict with covenant	Not a material planning consideration – private legal matter

Loss of private view	Not a material planning consideration
Property devaluation	Not a material planning consideration

Several of the representations to the application also raise concerns with the standard of previous conversion works and matters regarding the structural integrity of the building. These issues are discussed within the Officer report at paragraph 6.35-6.36.

Ownership Certificate: Concerns were raised early on in the application regarding the ownership certificate submitted with the application. This was taken up with the applicant and officers advised that a revised Ownership Certificate should be provided and that notice should be served on all other occupants of the existing building given its relationship to the proposed works is indivisible. This was duly carried out by the applicant and the application restarted on this basis.

1.0 Site and Character Appraisal

- 1.1 The site comprises a 2/2.5 storey mixed use building on the northern side of Victoria Road and at the designated town centre of Horley.
- 1.2 The building has two main elements – a two storey, pitched roof element fronting comprising a number of smaller shop units with accommodation above fronting onto Consort Way and a larger flat roofed two storey element containing a Lidl supermarket at ground floor with accommodation above. Much of the first floor accommodation is in residential use following conversion from offices under permitted development; however, the building also houses a dental practice.
- 1.3 The surrounding area is typical of a mixed-use town centre environment in respect of land uses and building forms and types. To the east on the opposite side of Consort Way is a relatively modern two storey building with roof accommodation with ground floor retail units set around a small public square. To the west, is Horley Library, a single storey structure of utilitarian appearance with rear surface car park. To the rear of the application site is the service/delivery yard and multi-storey car park to the Lidl supermarket. On the opposite side of Victoria Road is Saxley Court, a three storey mixed use building currently undergoing refurbishment and extension to provide flats at upper floors.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise as the applicant did not approach the Council prior to making the application.
- 2.2 Improvements secured during the course of the application: A number of improvements have been secured including the provision of lightwells to replace the rooflights which serve a number of the existing first floor flats, improvements to the design of the roof addition and reconfiguration of the internal layout to ensure adequate amenity for the proposed flats in terms of windows.

- 2.3 Further improvements to be secured through planning conditions or legal agreement: Conditions will be imposed to secure materials matching the existing building.

3.0 Relevant Planning and Enforcement History

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|-----|----------------|---|---|
| 3.1 | 16/02193/PAP3O | Conversion of part second floor from Class B1 office space to form 2 residential apartments | Prior approval not required
11 November 2016 |
| | 15/00640/P3JPA | Change of use of the first floor offices to 14 residential apartments | Prior approval not required
15 May 2015 |
| | 14/02433/F | Installation of additional first floor windows to an existing building. Amended via planning portal | Approved with conditions
18 March 2015 |
| | 13/02294/P3JPA | Change of use of the first floor offices to 12 residential apartments | Prior approval not required
14 February 2014 |
- 3.2 There is additional history on the site pertaining to the various ground floor uses which it is not considered necessary to repeat here.

4.0 Proposal and Design Approach

- 4.1 The proposed development seeks the construction of an extension above the presently flat roofed element of the building (98-100) to create a third storey along with alterations to and conversion of the existing pitched roof building (96) to create 19 self-contained studio, 1 & 2 bedroom residential units.
- 4.2 The extension would be in the form of a dummy pitched roof with gable features and dormer windows. Additional dormer windows would also be added to the existing pitched roof above 96 Victoria Road. The new roof is proposed to be tiled to match the existing building.
- 4.3 The floor areas of the proposed flats have been designed to comply with the minimum internal areas prescribed in the National Technical Standards for Housing. Additional dedicated refuse storage and cycle storage is proposed to be made. No on-site parking provision is proposed.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.

4.5 Evidence of the applicant's design approach is set out below:

Assessment	The character of the area is of a town centre comprising a mixture of retail units and other commercial outlets on the ground floor. The adjoining buildings are mostly two to three storeys in height, with a similar modern vernacular of little architectural merit. The existing building has a functional appearance, and the flat roof structure over the retail unit and first floor creates an abrupt transition in height with the adjoining pitched roof building.
	No features are identified as being worthy of retention.
Involvement	Pre-application advice was not sought by the applicant and there is no evidence provided of any other pre-application consultation/engagement.
Evaluation	No evidence is provided of other design options considered. As above, amendments have been secured through the course of the application.
Design	The applicant's justification for the chosen design is to create a more appropriate transition in height and roofscape with the existing pitched roof element of the building on Consort Way. Fenestration has been used to break up the massing of the building. The units have been designed to meet national space standards. The scheme is proposed to be car free due to the accessible town centre location.

4.6 Further details of the development are as follows:

Site area	0.14ha
Existing use	Mixed retail, community and residential (whole building)
Proposed use	Additional residential storey (existing ground and first floor uses unchanged)
Net increase in dwellings	19
Proposed site density	235 dwellings per hectare (dph) (taking account of existing first floor units)
Density of the surrounding area	Mixed across town centre Quadrangle/Elbourne House – 175dph Saxley Court (under construction) – 307dph
Proposed parking spaces	0
Estimated CIL contribution	c.£0 – nil rated zone

5.0 Policy Context

5.1 Designation

Urban Area
Horley Town Centre – Primary Shopping Area
Flood Zone 1

5.2 Reigate and Banstead Core Strategy

CS1 (Presumption in favour of sustainable development)
CS4 (Valued townscapes and historic environment)
CS10 (Sustainable development)
CS11 (Sustainable construction)
CS13 (Housing delivery)
CS14 (Housing needs of the community)
CS15 (Affordable housing)
CS17 (Travel options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Housing	Ho9, Ho13, Ho16
Movement	Mo5, Mo6, Mo7
Utilities	Ut4

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance	Developer Contributions SPD Affordable Housing SPD Local Distinctiveness Design Guide Surrey Design
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Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010 (as amended) Conservation of Habitats and Species Regulations 2010
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6.0 Assessment

- 6.1 This is a full application for the construction of a single storey roof extension to the flat roofed element of the building (98-100) along with alterations to the existing pitched roof building (96) to create 19 self-contained studio, 1 & 2 bedroom residential units.
- 6.2 The site is within the urban area and in an accessible, central location within Horley Town Centre where residential development is acceptable in principle.
- 6.3 The main issues to consider are therefore:
- design and impact upon local character

- effects on the amenity of neighbouring properties
- access, parking and highway implications
- CIL, infrastructure contributions and affordable housing
- other matters

Design and impact on the character of the area

- 6.4 The proposal would add a third storey to the building in the form of a false pitched roof within which additional flats would be provided.
- 6.5 The design of the roof addition is considered to be acceptable. The false pitched form of the addition would arguably integrate better with the pitched roof element which presently exists over part of the building, giving a somewhat more cohesive and less utilitarian appearance. The addition of a number of gabled features to the front (facing Victoria Road) and the side towards the Horley Library site would break up the roof plane and add visual interest, referencing the main gable to the front of the building.
- 6.6 Flat roof dormers would also be introduced into the roof slopes of both the proposed roof extension as well as the existing pitched roof element over 96 Victoria Road (facing towards Consort Way). In terms of appearance, number and spacing, these dormers would be similar to those which already exist in the building on the opposite side of Consort Way and as a result it is not considered that they would clutter the proposed roof slope to such a degree so as to be harmful or represent poor design.
- 6.7 Whilst the building is at the edge of the town centre, the increase in the height of the building would be relatively modest in the context of the building as a whole and it is considered that the resultant building would be compatible in scale and height to those in the immediate vicinity and appropriate to this edge of centre location. As above, the increase in the height of the roof over this part of the building (to a level consistent with the lower part of the existing main gable feature) would provide a more coherent and roofscape.
- 6.8 A small number of new windows/Juliet balconies are proposed in the gables of the existing pitched roof element, to the front, side and rear: these would have a negligible impact on the overall appearance of the building.
- 6.9 Taking the above into account, it is considered that the proposal is acceptable in respect of its effect on the appearance of the current building and wider character of the area. As such, the proposal development is considered to comply with policies Ho9, Ho13 and Ho16 of the 2005 Borough Local Plan, Policy CS4 of the Core Strategy and the general principles of good design in the NPPF.

Effects on the amenity of neighbouring properties

- 6.10 The proposed development has been assessed with regards to its impact on neighbouring properties.

- 6.11 The majority of buildings surrounding the application site are in commercial use, including Victoria House (opposite side of Consort Way), library to the west and multi-storey car park to the rear. These uses are not considered to be unduly sensitive in terms of amenity and are, at any rate, the office uses opposite in Victoria House are sufficiently separated (13m to 30m), such that they would not be unduly affected. Likewise, the residential properties in Consort House to the rear would be 20m from the proposed windows in the application property such that any overlooking would not be very proximate and thus not sufficiently harmful to warrant refusal. The same applies to prospective residential units in the upper floors of Saxley Court on the opposite side of Victoria Road which are currently being developed.
- 6.12 Careful consideration has also been given to other existing residential occupiers of first floor flats within the application site and in this regard, several of whom have raised concerns regarding the impact of the development on their amenity.
- 6.13 The development would be sited above these flats in a new floor of accommodation. In this context, issues of overbearing and overlooking are not considered likely to occur or give rise to material harm to the amenity of these neighbouring properties.
- 6.14 A number of these first floor flats do however presently have the benefit of large rooflights which provide additional daylighting and natural ventilation to the properties, and in particular to kitchen areas. In this regard, a site visit was undertaken to Flat 7 (100 Victoria Road) which has the benefit of such a rooflight. The rooflight to this property serves a separate kitchen area which otherwise only received light indirectly from a relatively modestly sized window at the opposite end of the lounge/dining area and it was observed on the site visit (which was carried out on a bright, clear day) that the rooflight afforded the kitchen with a significant level of daylighting which would be essential for carrying out tasks such as food preparation and cooking, as well as some overspill light to deeper areas of the lounge/dining room. The rooflight has a secondary effect of providing opportunity for natural ventilation.
- 6.15 The addition of a further storey of roof accommodation would have implications for these rooflights and, based on the originally submitted plans, these rooflights would have been removed and closed off with no mitigation which would have caused significant harm to the amenity of occupants of the relevant flats and would have been unacceptable. The applicant argued that the lease arrangements which they have in place with the leaseholders of the first floor flats includes provisions which would entitle the developer to block off or remove these rooflights and that this could be achieved without planning permission (e.g. through painting over or covering the rooflights).
- 6.16 Notwithstanding this position, Officers maintained that the result would have been unacceptable on neighbour amenity and through on-going negotiation, have secured significant improvements through the introduction of lightwells to serve the affected first floor flats. These lightwells would be formed through the new storey of accommodation, providing a replacement source of daylight to the flats below. The lightwells would be positioned to compensate the rooms which would lose the benefit of their existing rooflights.

- 6.17 Plans provided with the application show that the lightwells would be of a generous size (the well would be 1.3m by 1.3m internally) such that they would be capable of transmitting meaningful levels of daylight to the rooms below, ensuring amenity would be maintained. Final construction details of the lightwells, including the internal finish of the well, rooflights/diffusers and means of ventilation, will be secured through condition to ensure the design maximises the potential amenity benefit of the lightwells.
- 6.18 Whilst these neighbouring properties would still experience some change as a result of the development, with the lightwells proposed it is felt that any loss of daylight or ventilation would be minimised and would not be so harmful as to seriously affect their amenities, thus overcoming the concerns originally identified.
- 6.19 It is noted that some of the communal hallways to the first floor flats also presently benefit from the rooflights. Whilst these would still be removed, these areas are not habitable and likely to be used only fleetingly by occupants to reach their own home. On this basis, the loss of light to certain areas of these communal stairwells is not considered to be so detrimental to the amenity of existing residents so as to warrant refusal.
- 6.20 Concerns have been raised by neighbours in relation to disturbance and disruption during the construction process. Whilst this is acknowledged and would arguably be elevated in this case, it would be a temporary situation and there are other legislative regimes (e.g. statutory nuisance) to control unacceptable or unneighbourly activity. A Construction Management Plan condition is also proposed which may assist in minimising disruption. Concerns have also been raised regarding damage to property during the carrying out of works; this would however be a private legal matter under Party Wall Act legislation or Building Control.
- 6.21 Concerns have been raised by the dental surgery regarding loss of privacy for users and patients. It is not uncommon for dental surgeries to be located in urban areas where a degree of potential for overlooking by neighbouring properties or the public is possible; however, in this case, it is acknowledged that additional dormer windows would be inserted into the roof plane (in proposed Flats 11, 12 and partially 13) which would offer relatively direct views towards windows in the side elevation of the dentist. Whilst mutual views would be restricted to a degree by the privacy screen which was required to be installed at a lower level on a previous application (14/02433/F), some downward views would remain possible. Glazing solutions and films (such as Lumisty MFW or MFY) exist which restrict the field of vision from a particular window and, in this case, it is considered that such a solution would be effective in maintaining the privacy of the surgery. A condition requiring details of the solution to be submitted, approved and installed prior to occupation of the relevant flats will be imposed.
- 6.22 Taking the above into account, whilst there would be a degree of change to the relationship with, and amenity of, adjoining occupants (including the first floor flats), the proposals would not, as a result of the introduction of the lightwells and subject to the proposed conditions, give rise to serious harm to the amenities of neighbours.

It would therefore comply with policies Ho9 and Ho13 of the 2005 Borough Local Plan and the relevant provisions of the Framework.

Accessibility, parking and highway implications

- 6.23 The proposal would not change the existing access arrangements for the wider site or adjoining uses such as the supermarket below.
- 6.24 No on-site car parking would be provided for the proposed flats. This would clearly not meet the adopted standards in the Local Plan; however, those standards are maxima and it is recognised in policy Mo7 that *“in locations well served by other transport modes a lower level of provision may be required”*. In this case, the site is situated in a highly sustainable town centre location which provides access to shops, facilities and public transport services including rail. The availability and proximity of public car parks (with Victoria Road car park opposite the site albeit it is noted that other nearby developments may also rely on this facility), presence of on-street parking restrictions in the locality and lack of objection of the highway authority are also material. On this basis, the absence of on-site parking is felt to be justified and would not be a sustainable reason for refusal.
- 6.25 The County Highway Authority has reviewed the application and has raised no objection in terms of highway safety, capacity, operation or policy. A condition requiring a Construction Transport Management Plan is however recommended by the County Council, given the built up nature of the locality and the situation of the site on a relatively busy route into the town (including a bus route), this requirement is considered necessary and reasonable to ensure that the construction process would not cause undue disruption or prejudice to highway safety on surrounding roads.
- 6.26 On this basis, the proposal is considered to comply with policy Mo5 and Mo7 of the 2005 Borough Local Plan in respect of its access, parking and highway arrangements.

Community Infrastructure Levy (CIL), infrastructure contributions and affordable housing

- 6.27 As the proposals involve the creation of new dwellings, the development would be CIL liable. However, the site is within the Horley Town Centre charging zone, which is subject to a nil rate for residential development and thus no charge would be due.
- 6.28 In terms of other contributions and planning obligations, the Community Infrastructure Levy (CIL) Regulations which were introduced in April 2010 which states that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development. As such only contributions, works or other obligations that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence. In this case, no such contributions or requirements have been requested or identified.

- 6.29 Core Strategy Policy CS15 and the Council's Affordable Housing SPD sets out that, on schemes of 15 or more net units such as this, the Council will expect 30% of units on-site to be provided as affordable housing (which in this case would require 6 units). However, both the policy and SPD make allowance for this where it is demonstrated that the provision of affordable housing would make the development unviable, in accordance with national policy.
- 6.30 In this case, an open book viability appraisal was submitted with the application which indicated that – based on the applicants' assumptions and with all costs and developer profit taken into account – the scheme was unviable, even without the provision of affordable housing (or a financial contribution), showing a relatively significant deficit of over £400,000.
- 6.31 This appraisal was scrutinised by officers who managed to extract additional value from the scheme. This was achieved through several main areas of negotiation: a) revisiting the build costs, including by requiring the developer to provide a site-specific build cost plan from a chartered Quantity Surveyor rather than relying on BCIS costs due to the unusual nature of the scheme, b) increasing sales values assumptions to better reflect market evidence for the proposed product, c) removal of CIL costs (which were incorrectly included in the original submission) and d) revisiting the assumed land value to better reflect the existing use value of the site.
- 6.32 In light of this review, a negotiated surplus of £75,000 has been identified which would be secured as a contribution towards off-site provision of affordable housing elsewhere in the borough (the applicant has agreed to this figure). This would represent broadly 5% provision based on a simple comparison against the full policy complaint figure for contributions in lieu (which would equate to c. £460,000). This would be secured through a legal agreement.
- 6.33 In view of the viability position, which has been examined and scrutinised carefully, it is concluded that the scheme is unable to meet the affordable housing requirement in full but can support a negotiated off-site contribution of £75,000. Subject to a legal agreement to secure this, the proposal would therefore comply with Policy CS15 of the Core Strategy, the requirements of the Affordable Housing SPD and the provisions of the Framework.

Other matters

- 6.34 The proposal would make efficient use of an urban site within a highly accessible location and would contribute to meeting the housing needs and requirements of the borough (with the associated social, economic and financial benefits which accrue). This is considered to add further, albeit modest, weight in favour of the proposal.
- 6.35 Concerns have been raised in relation to flooding, drainage and sewerage. In terms of flooding, the site is within Flood Zone 1 according to the EA flood maps and therefore at low risk of river flooding. It is also at low risk of surface water flooding; however, the application was supported by a SUDS drainage strategy which Surrey County Council SUDS Consenting Team have considered and advised to be acceptable subject to conditions. Concerns regarding sewerage are noted; however, no objections have been received from Thames Water. Issues of internal

arrangements for sewerage and poor construction would be a matter for Building Control and are not a material planning consideration.

- 6.36 A number of representations received raise issues with quality of/outstanding works required to first floor flats. The first floor flats were converted through office to residential permitted development rights under which the Council has no scope to approve specific plans or impose planning conditions to control the specification of the internal works. Any residual issues with the internal works associated with this conversion are private matters or, where they relate to the safety and integrity of the building, matters of Building Control compliance and are not material to the determination of this application.
- 6.37 Concerns have been raised regarding loss of buildings; however, no buildings are proposed to be demolished. Health fears have also been raised in representations to the application - as above, other legislation such as statutory nuisance exists in the event of unacceptable levels of noise, dust, odour which may give rise to human health issues during construction. Other matters of health and safety of existing and future occupants resulting from the standard of construction would be matters of Building Regulations compliance.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Elevation Plan	JW626-113	A	29.09.2017
Combined Plan	JW626-110	A	29.09.2017
Floor Plan	JW626-111	C	29.09.2017
Roof Plan	JW626-112	A	29.09.2017
Elevation Plan	JW626-114	A	29.09.2017
Block Plan	JW626-115		29.09.2017
Floor Plan	JW626-116		29.09.2017
Section Plan	JW626-117		29.09.2017

Reason:

To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

3. No development shall take place until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

4. Notwithstanding the approved plans, no development shall take place until the detailed design and construction details for the proposed lightwells have been submitted to and approved in writing by the Local Planning Authority, to include:
- The material, finish, colour or the specification of any specific products (e.g. sun tunnels, etc.) to be used in the lightwell to maximise transmission of light
 - Details of the rooflights and/or any diffusers to be installed to the top and bottom of the lightwell
 - Details of the means by which natural ventilation and the passage of air from the room below will be achieved

The proposed residential dwellings shall not be first occupied unless and until the lightwells have been constructed and completed in full accordance with these approved details and the lightwells shall thereafter be permanently retained and maintained.

Reason:

To ensure that the development does not affect the amenity of neighbouring properties by overlooking with regard to policies Ho9 and Ho13 of the Reigate and Banstead Borough Local Plan 2005.

5. No development shall take place until a Construction Transport Management Plan, to include details of:
- parking for vehicles of site personnel, operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials
 - programme of works (including measures for traffic management)
 - HGV deliveries
 - hours of operation
 - measures to prevent deposit of materials on the highway

Has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

6. No development shall take place until the detailed design of the surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Those details shall include:
- A design that satisfies the SuDS hierarchy and follows the principles set out in the approved drainage strategy

- (b) Detailed drawings showing drainage layout, long or cross section of each drainage element, pipe sizes and invert and cover levels
- (c) Appropriate calculations to the elements above showing how the national SuDS standards have been met (if different from approved strategy)
- (d) Details of outline construction phasing and how surface water and any associated pollution risk will be dealt with during the construction of the development, and how any on site drainage systems will be protected and maintained
- (e) Details of who will manage the drainage elements and their associated maintenance regimes
- (f) Details of where any exceedance flows (i.e. rainfall greater than design or flows following blockages) would run to, avoiding risks to people and property.

Reason:

To ensure that the SuDS are adequately planned, delivered and maintained and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005, Policy CS10 of the Core Strategy 2014 and the requirements of non-statutory technical standards.

7. The development hereby approved shall not be first occupied until a verification report carried out by a qualified drainage engineer and demonstrating that the sustainable urban drainage system has been constructed as per the agreed scheme, has been submitted to and approved by the Local Planning Authority.

Reason:

To ensure that the SuDS are adequately planned, delivered and maintained and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005, Policy CS10 of the Core Strategy 2014 and the requirements of non-statutory technical standards.

8. The development hereby approved shall not be first occupied unless and until facilities for the secure parking of bicycles have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the said facility shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order to promote and encourage sustainable travel with regard to policy Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), policy CS17 of the Core Strategy (2014) and the provisions of the National Planning Policy Framework in "Promoting Sustainable Transport".

9. The development hereby approved shall not be first occupied unless and until the proposed bin store has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The bin store shall be sited in broad accordance with the position indicated on approved drawing JW626-115. The bin store shall thereafter be retained and maintained for its designated purpose.

Reason:

In order that the development makes appropriate provision for storage and servicing of waste and recycling with respect to policies Ho9 and Mo6 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

10. The proposed dwellings numbered as Flat 11, 12 and 13 on the approved plans shall not be first occupied unless and until details of a glazing solution (such as Lumisty view control film or equivalent) designed to restrict views towards the adjacent dental surgery has been installed to all windows in those flats in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved glazing solution shall thereafter be retained and maintained.

Reason:

To ensure that the development does not affect the amenity of neighbouring properties by overlooking with regard to policies Ho9 and Ho13 of the Reigate and Banstead Borough Local Plan 2005.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the occupation of the development, adequate provision should be made for waste storage and collection in accordance with Condition 9. You are advised to contact the Council's Recycling and Cleansing team to discuss the required number and specification of wheeled bins on rc@reigate-banstead.gov.uk or on the Council's website at http://www.reigate-banstead.gov.uk/downloads/file/2579/making_space_for_waste
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

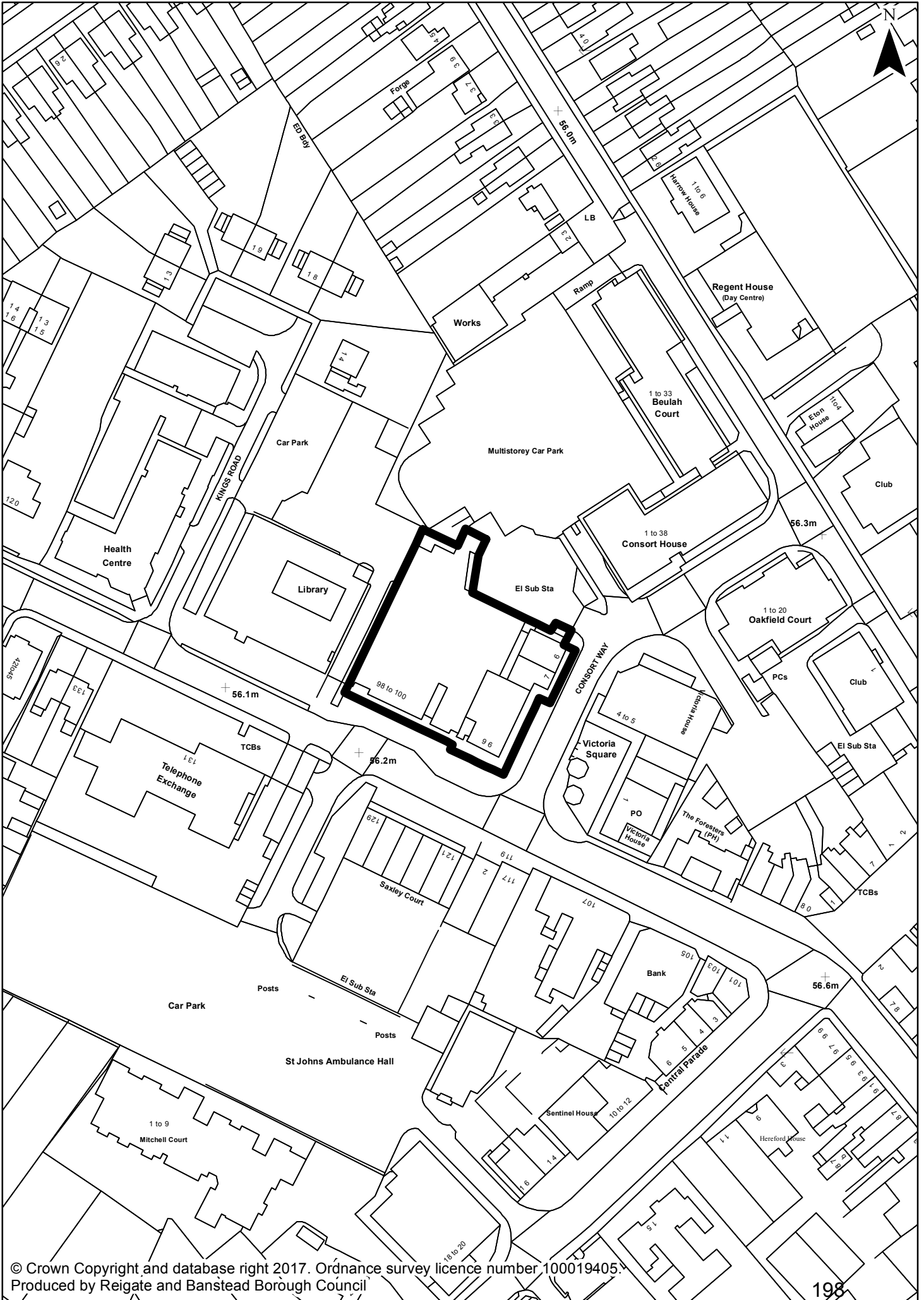
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
6. The applicant is advised to use the 'Secured by Design' scheme to design out crime by the use of effective crime prevention and security standards.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS10, CS11, CS13, CS14, CS15, CS17, Ho9, Ho13, Ho16, Mo5, Mo6, Mo7 and Ut4 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

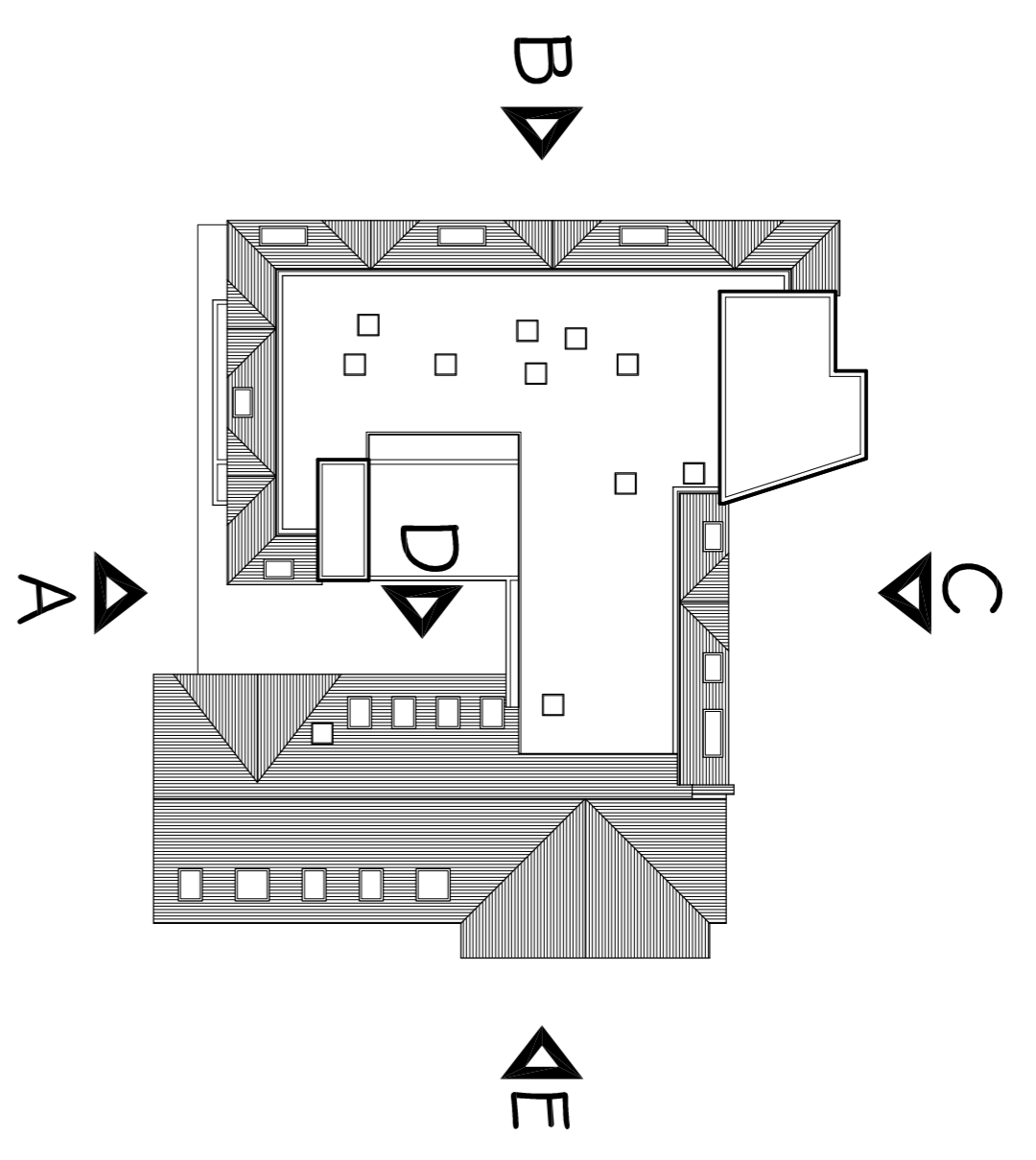
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.



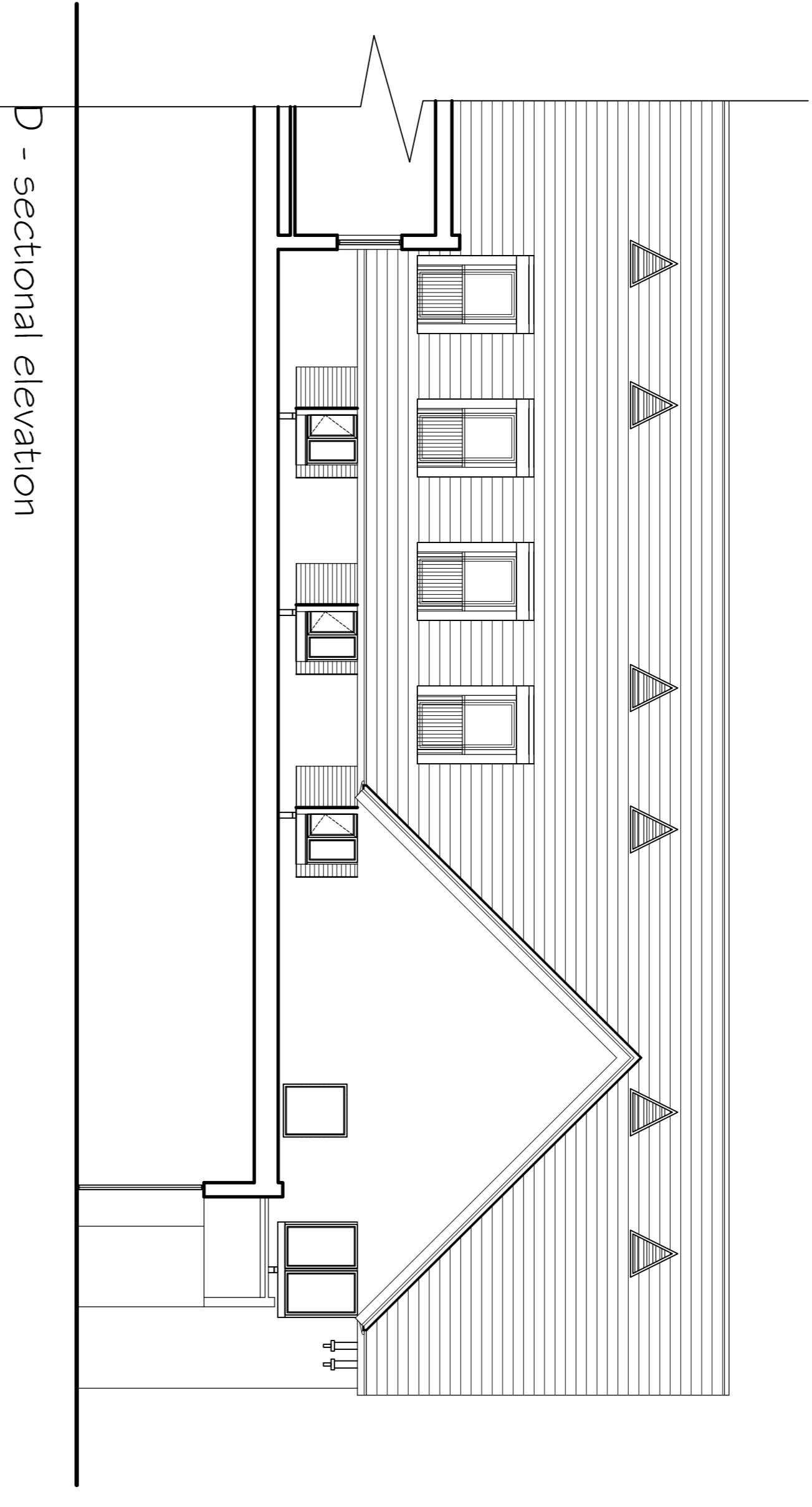
60 metric scale, detailed drawings and larger scale drawings uses precedence. Figure dimensions only are to be taken from the drawing.

Dimensions of site dimensions, levels and ground levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

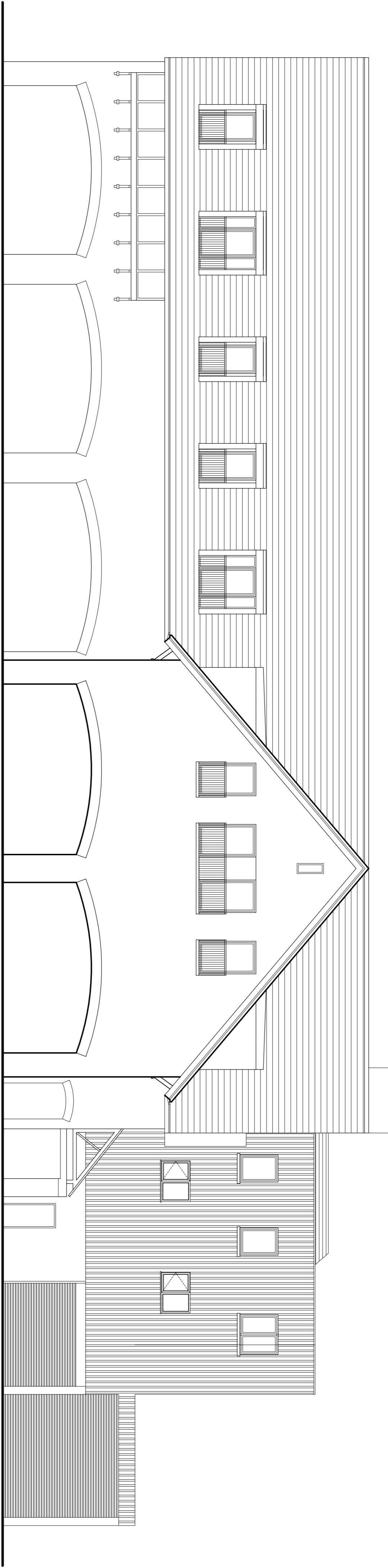
The Contractor is to comply with current Building Regulation, British Standards and all other applicable regulations. The drawing shall be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.



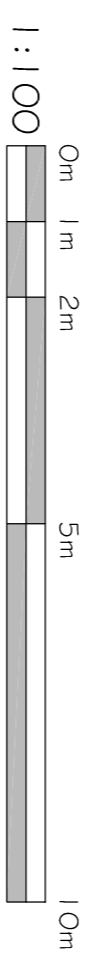
Location Key
1:500



D - sectional elevation



E - proposed side elevation



1:100



client:
Mr. Schneck

project:
LdL, 100 Victoria Road
Horley
Surrey

description:
New Roof Extension
Proposed Drawings



head office:
The old stone masons, 10-11 Johns St,
London, EC1A 4JF
tel: 01873 851125 fax: 01873 851127

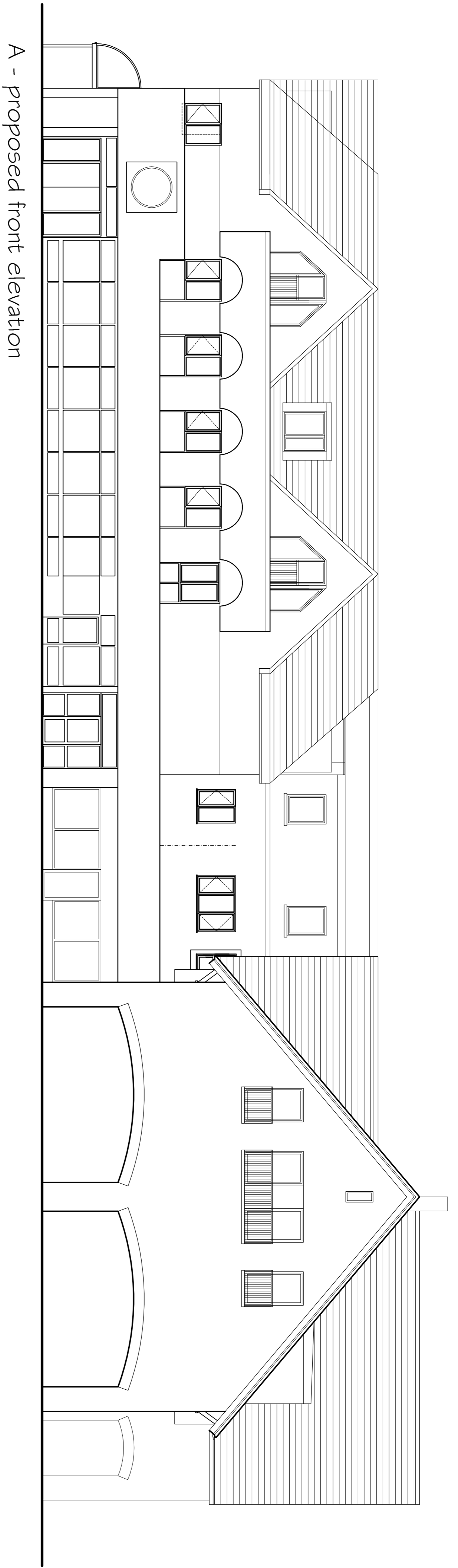
branch:
126 cadogan road,
rayport, south wales, NP19 7RS
tel: 01633 245000 fax: 01633 244812
e-mail: info@jdwarchitects.co.uk
w: www.jdwarchitects.co.uk

drawn: TK
date: SEP 17
sheet: 01:
job no: JW626-114

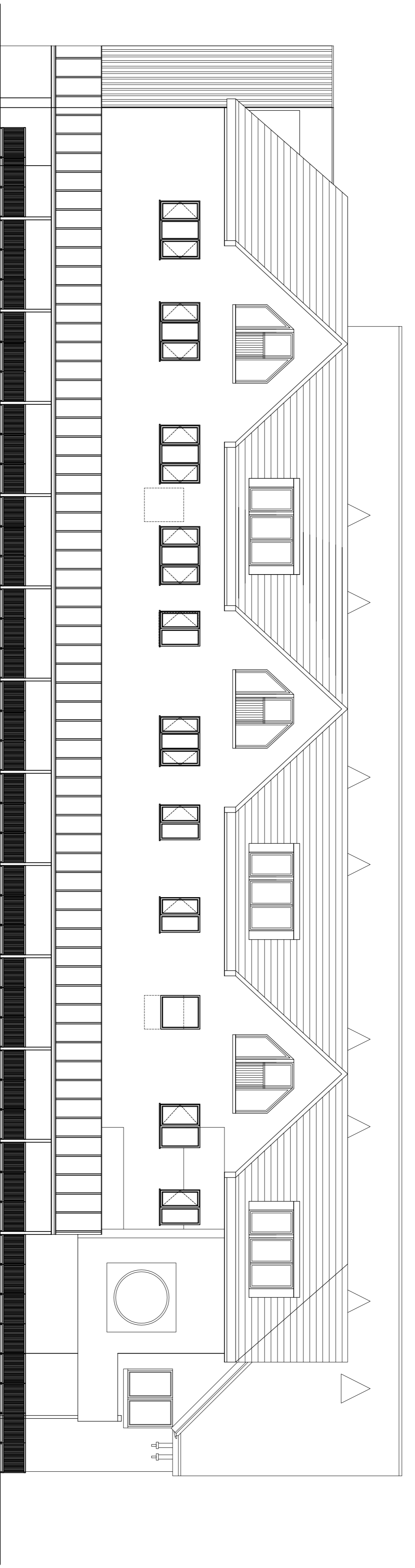
50mm scale:
Detailed drawings and larger scale drawings uses procedure. Figure dimensions only are to be taken from the drawing.

Dimensions:
Dimensions of site dimensions, levels and ground levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

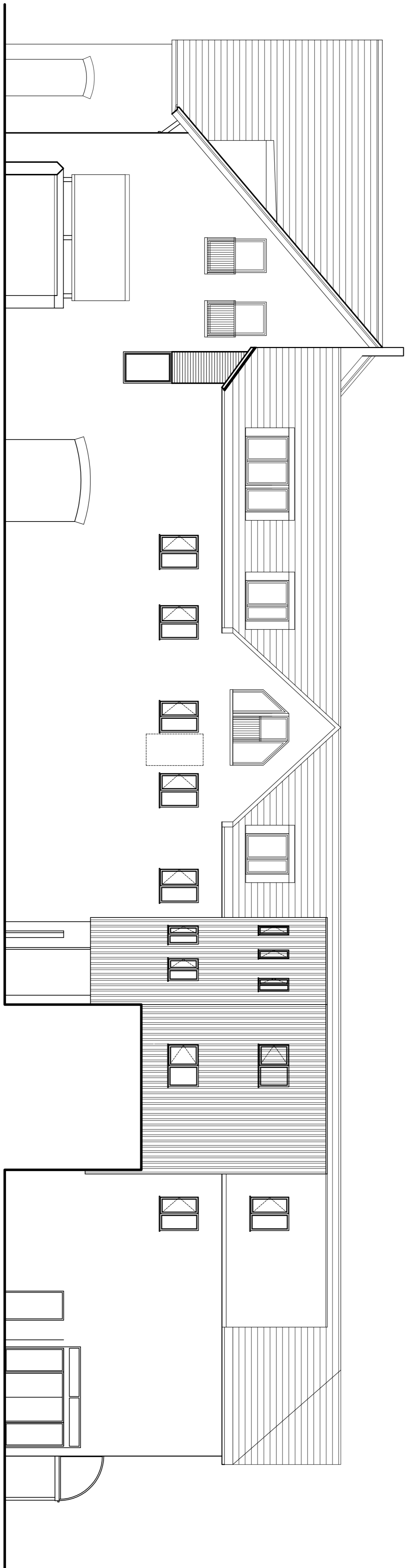
Specification:
The Contractor is to comply with current Building legislation, British Standards and any other relevant standards. The drawings must be checked against and read in conjunction with any structural or other relevant products and design documentation provided.



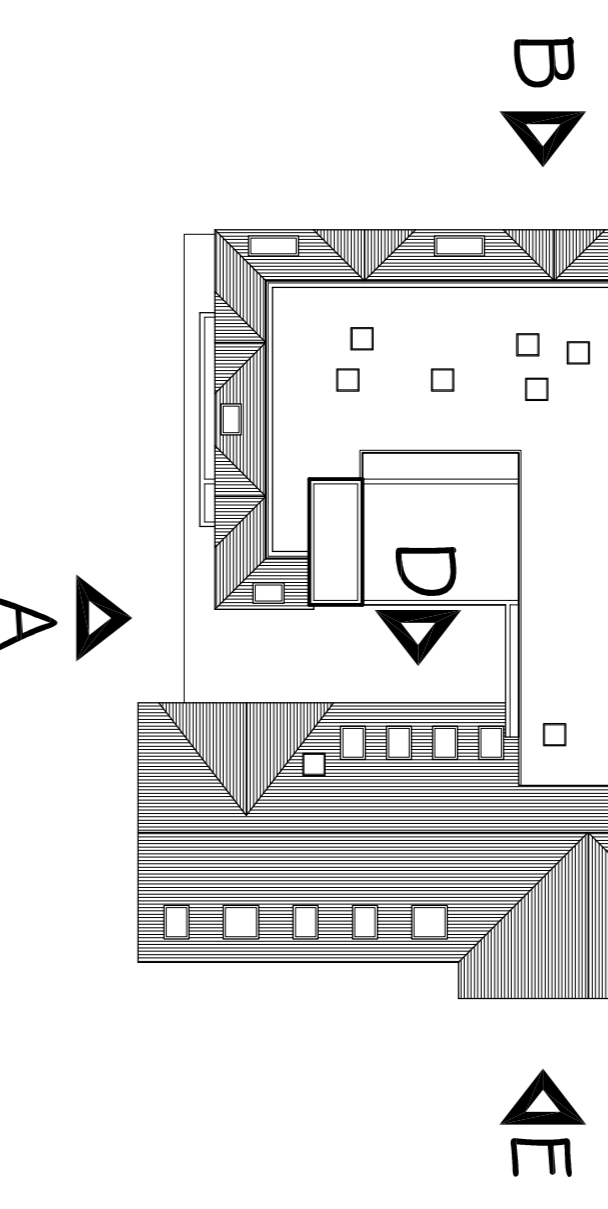
A - proposed front elevation



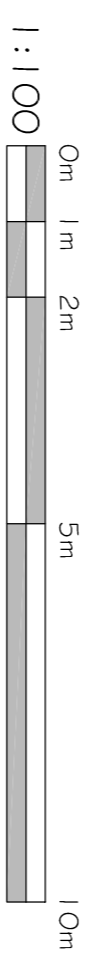
B - proposed side elevation



C - proposed rear elevation



Location Key
1:500



1:100



client:
Mr. Schneck

project:
LdL, 100 Victoria Road
Horley
Surrey

description:
New Roof Extension
Proposed Drawings

Head office:
The old stone masons, 10 Johns St,
London, E1 6JN
Tel: 01873 851125 Fax: 01873 851127

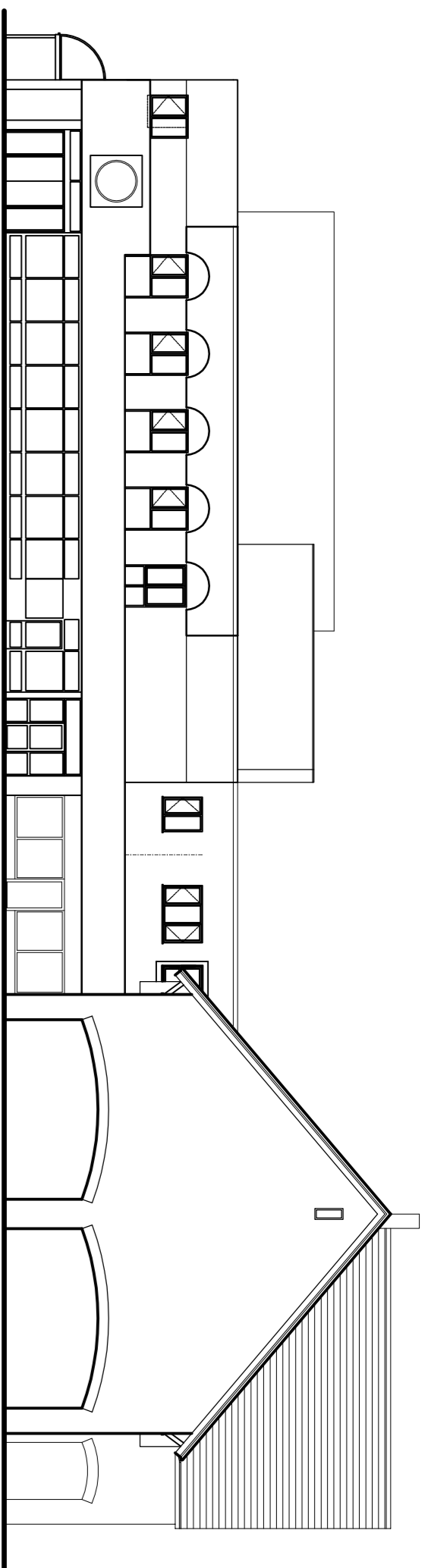
Regional:
126 Cadogan Road,
London, SW1A 2LW
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e-mail: info@jdwarchitects.co.uk
www.jdwarchitects.co.uk



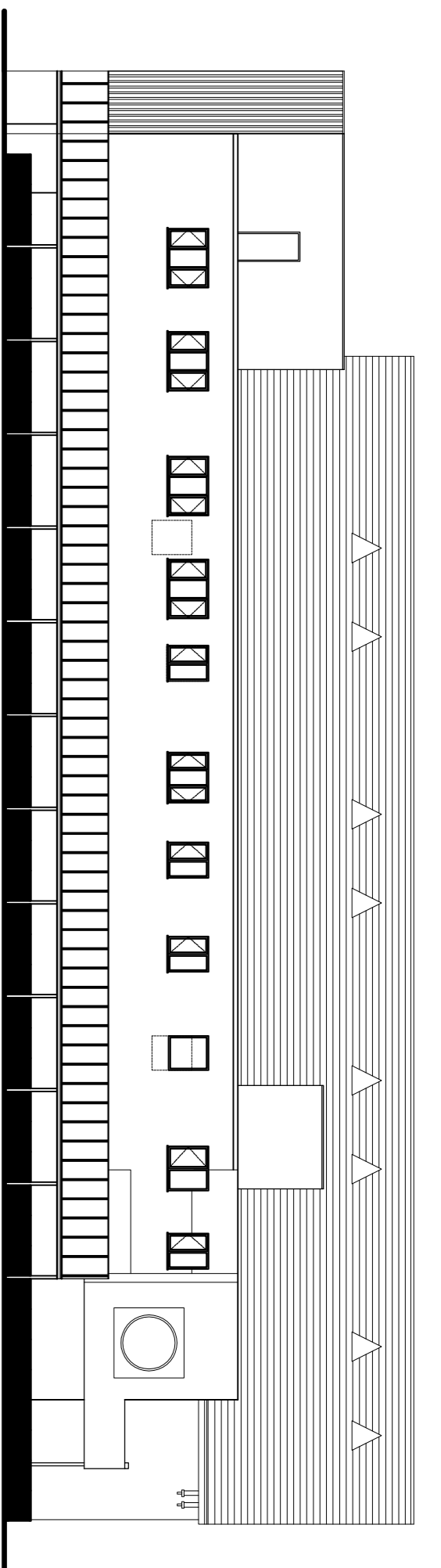
drawn: TK
date: SEP 17
sheet: 01

job no: JW626-113

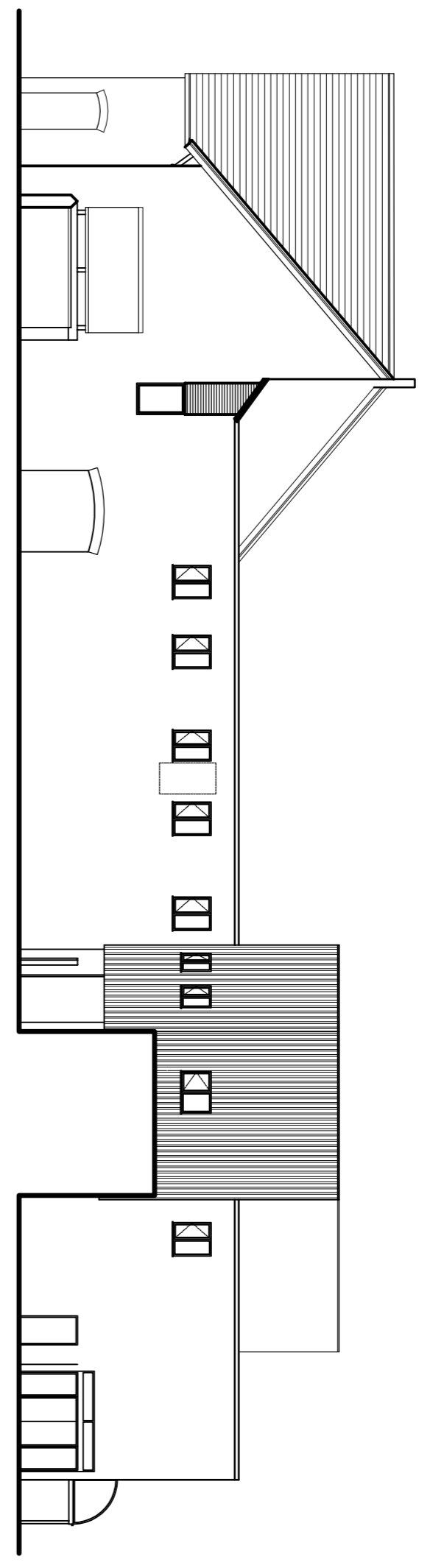
50mm scale.
 detailed drawings and larger scale drawings uses procedure. Figure dimensions only are to be taken from the drawing.
 dimensions.
 of site dimensions, levels and ground levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.
 specification.
 The Contractor is to comply with current Building legislation, British Standards and other relevant regulations. The drawings shall be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.



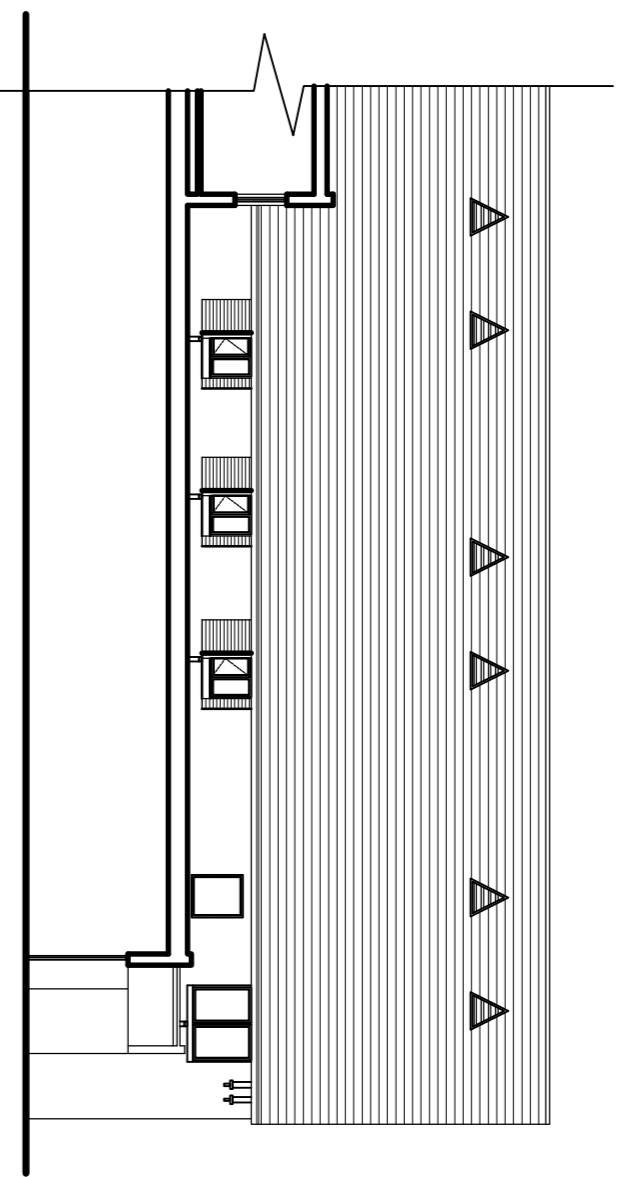
A - proposed front elevation



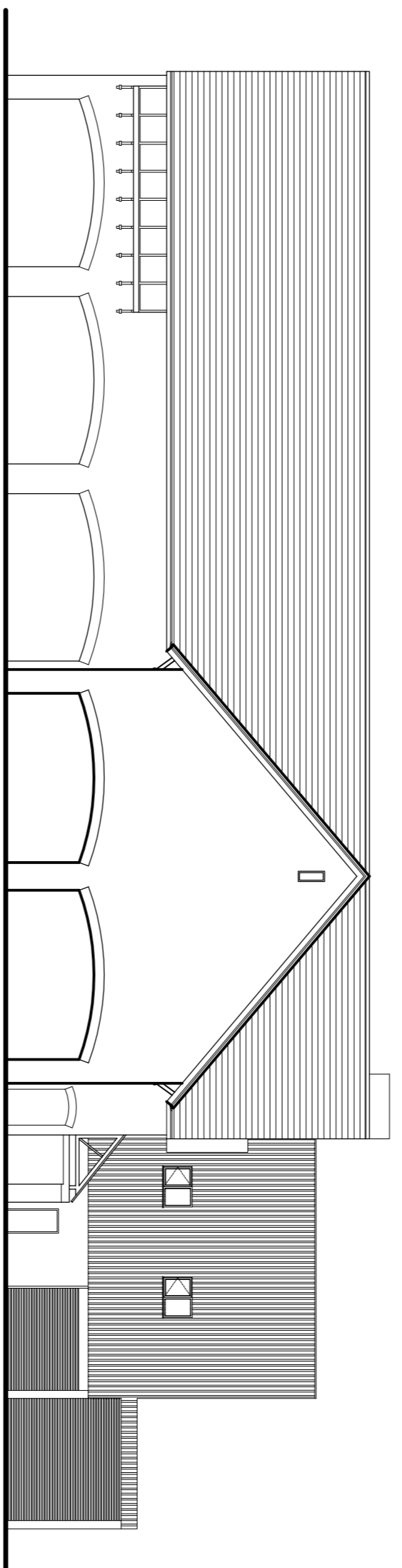
B - proposed side elevation



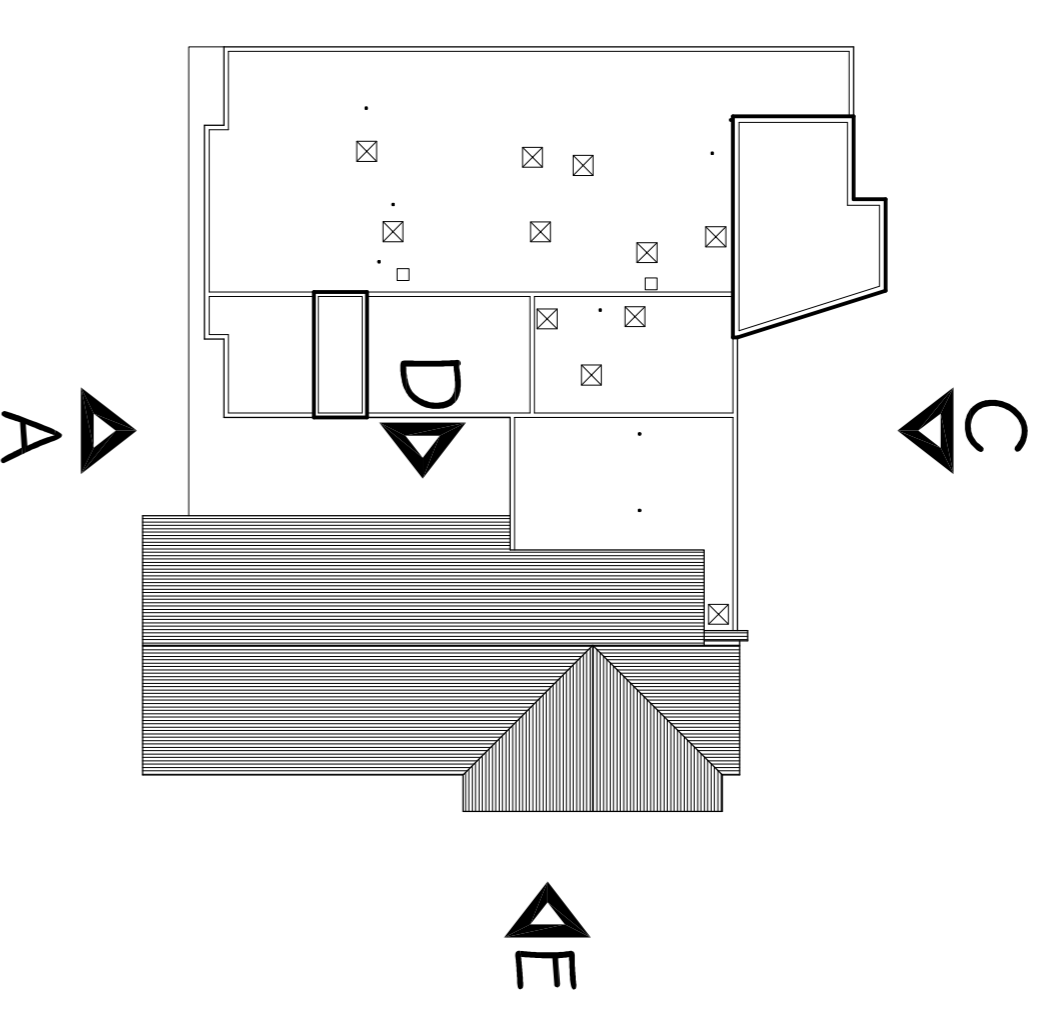
C - proposed rear elevation



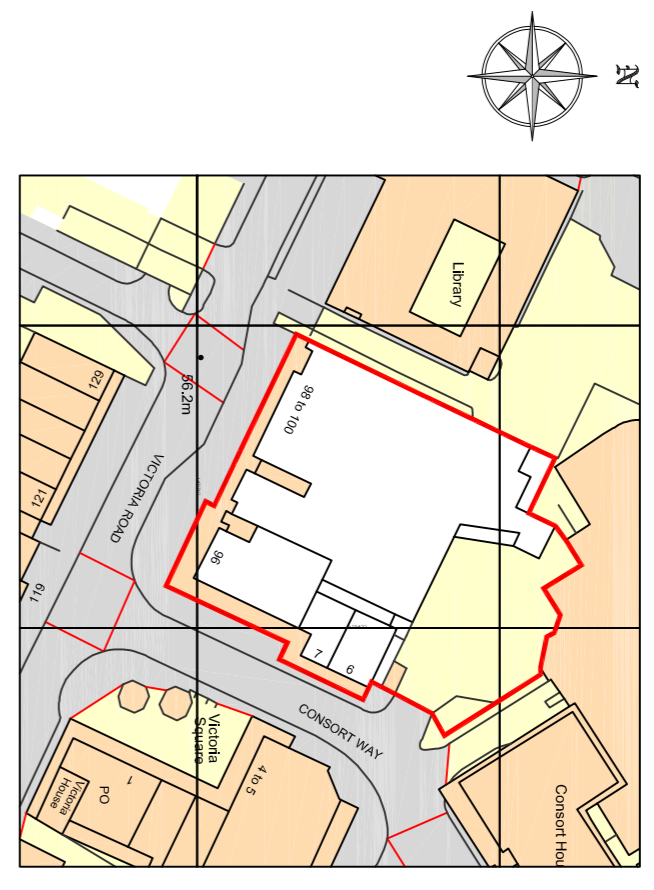
D - sectional elevation



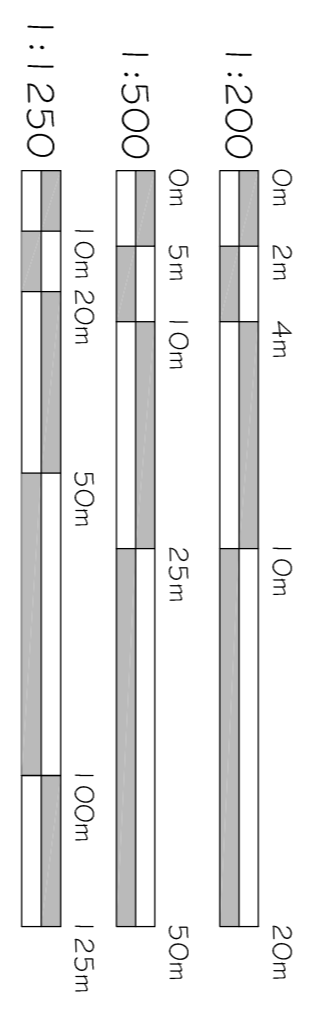
E - proposed side elevation



Location Key
 1:500



Site Location
 Plan 1:1250



REVISIONS:



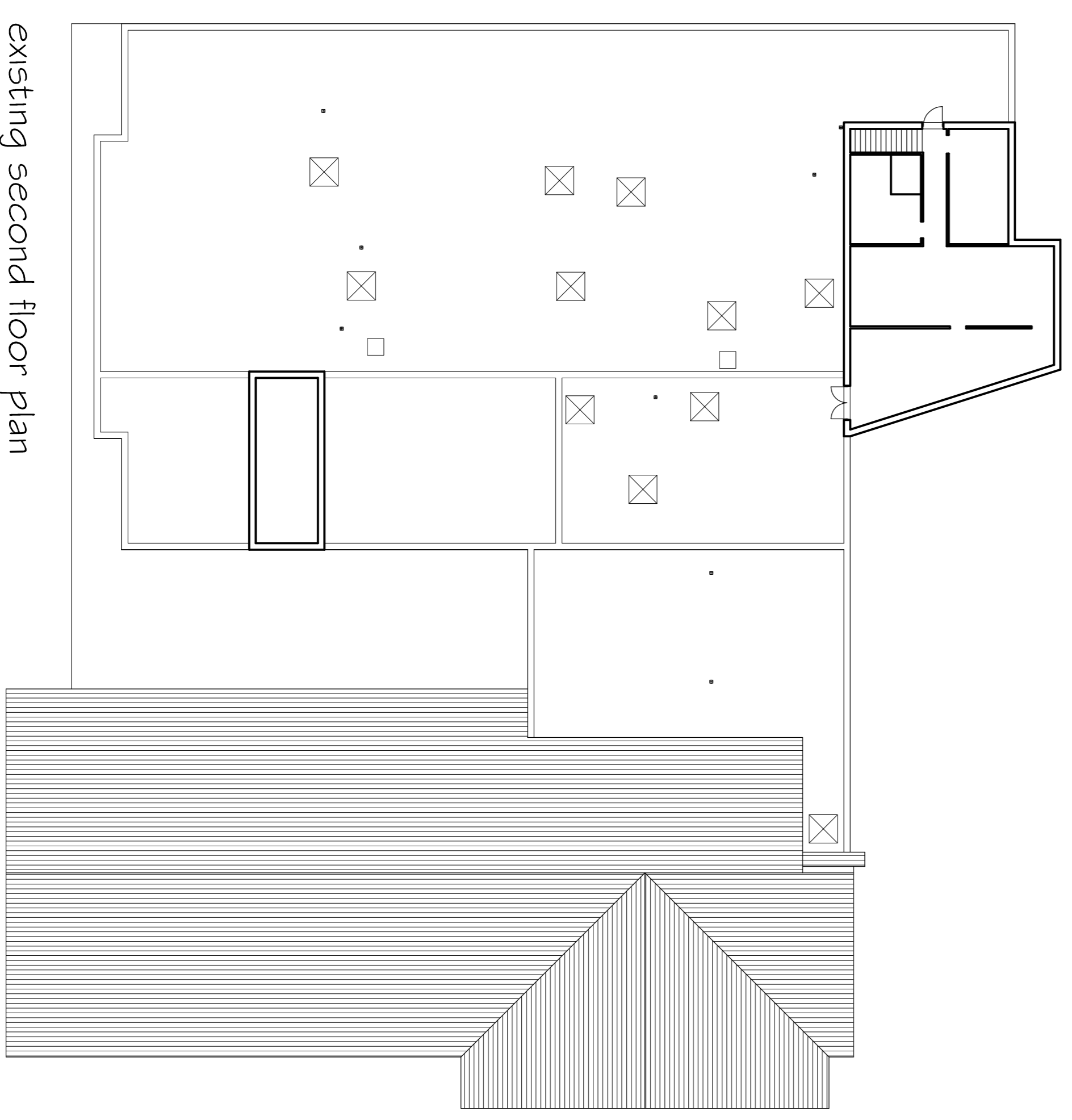
client: Mr. Schneck
 project: Ld1, 100 Victoria Road, Horley, Surrey
 description: New Roof Extension Existing Drawings



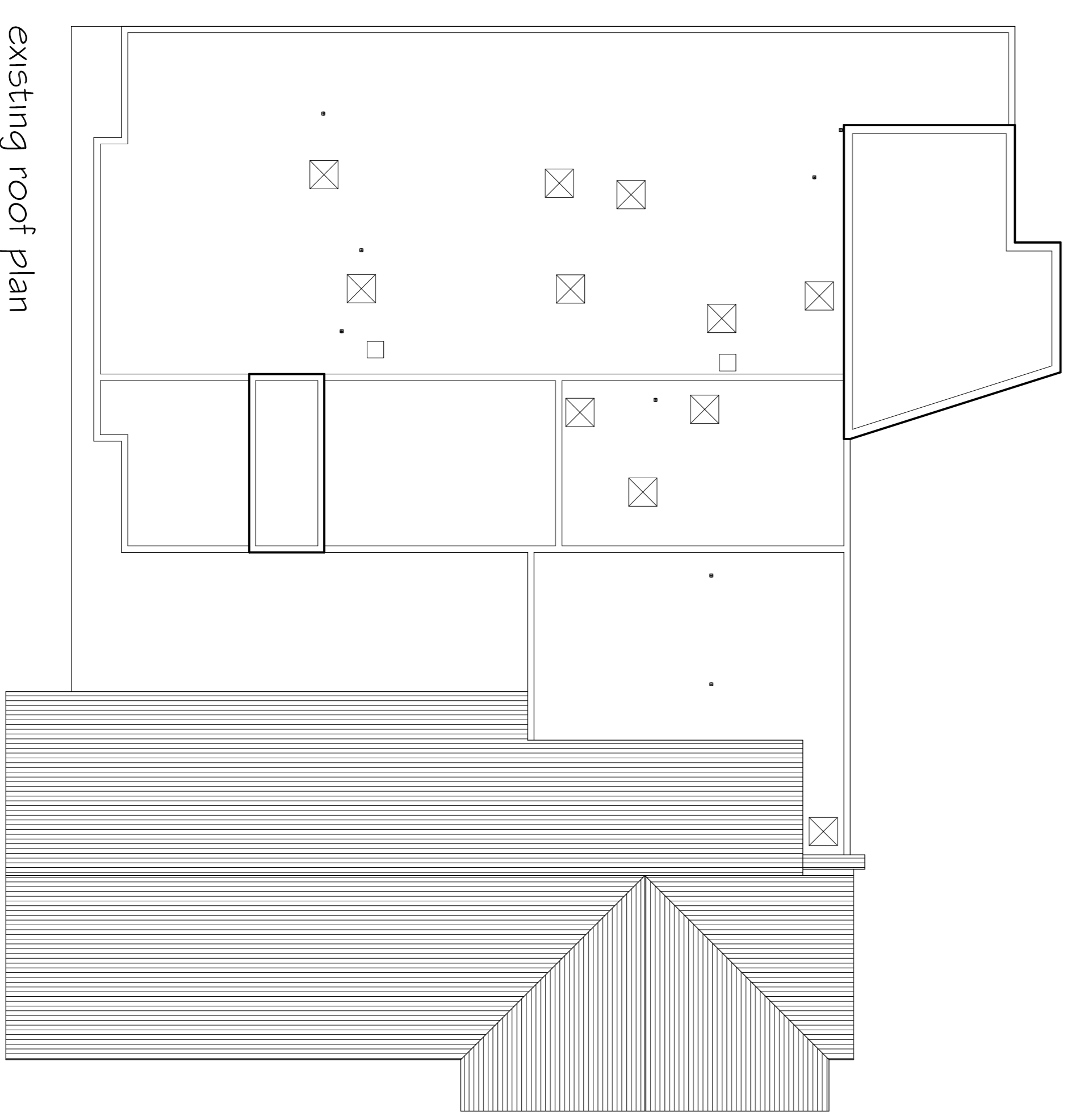
head office: The old stone masons, 10 St Johns St, London, EC1A 4JF, UK. Tel: 01873 851125 Fax: 01873 851127
 regional: 126 caslon road, newport, south wales, NP19 7JG. Tel: 01633 245000 Fax: 01633 244812
 e-mail: info@jdwarchitects.co.uk
 w: www.jdwarchitects.co.uk

drawn: scatic
 date: 1/100
 sheet: 01:
 job no: IW626-110
 rev: A

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existing second floor plan

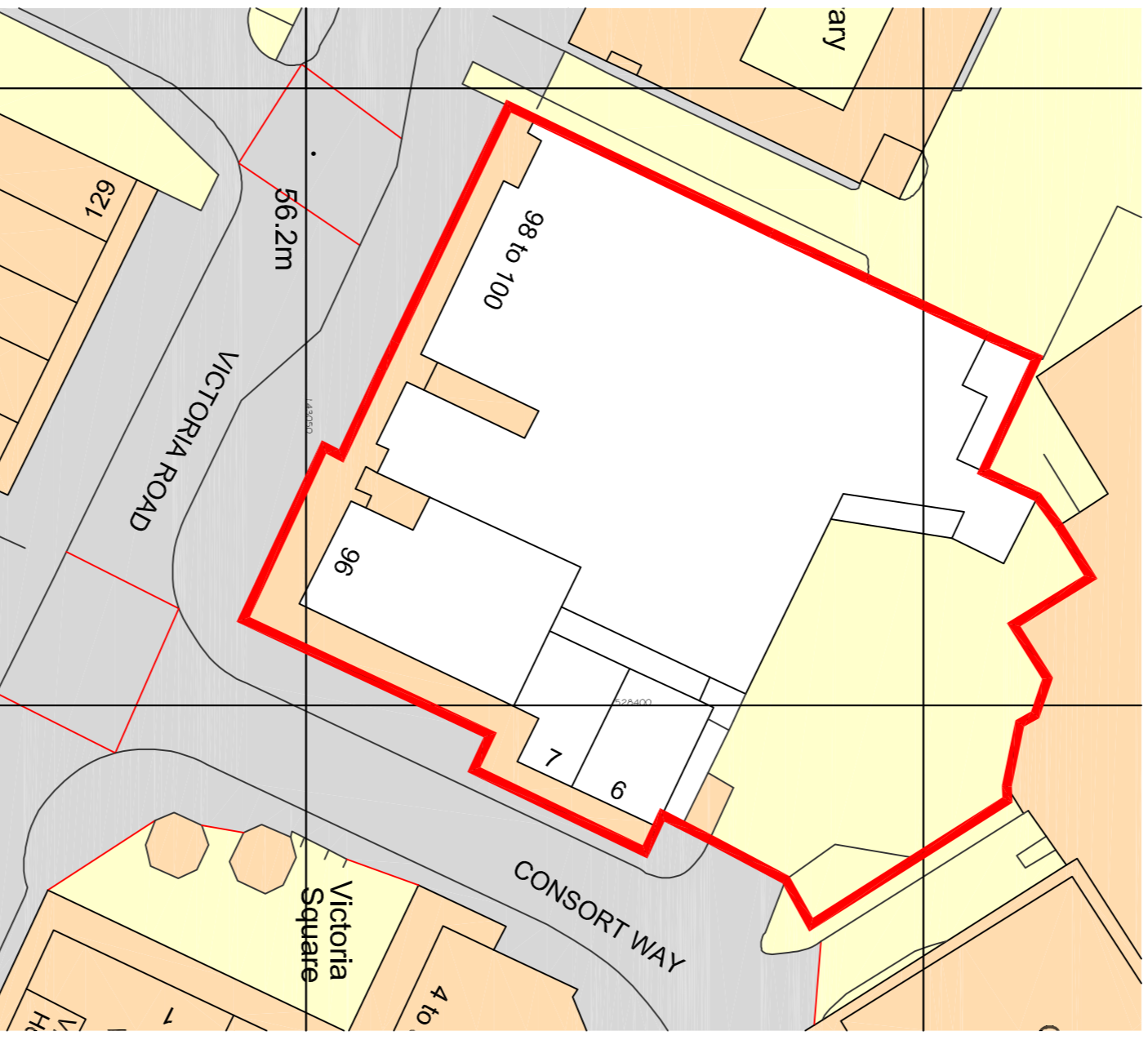
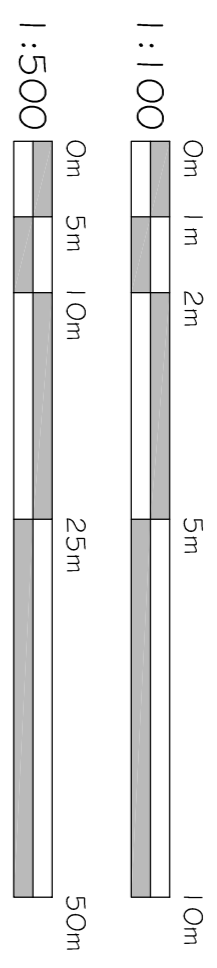


existing roof plan

50% not scale, detailed drawings and larger scale drawings take precedence. Figure 1 dimensions only are to be taken from the drawings.

Dimensions of site dimensions, levels and ground level levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

The Contractor is to comply with current Building legislation, British Standards and any other relevant regulations. The drawings must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.



Site Block Plan 1:500



Proposed second floor plan

Proposed Drawings 1:100



client: Mr. Schneck

project: Ldl, 100 Victoria Road, Horley, Surrey

description: New Roof Extension Proposed Drawings



head office: the old stone masons, 10 ajlans sq, london, e1 7du, uk. tel: 01873 851125 fax: 01873 851127
 regional office: 126 canford road, newport, south wales, np19 7gs. tel: 01633 245000 fax: 01633 244812
 e-mail: info@jdwarchitects.co.uk w: www.jdwarchitects.co.uk

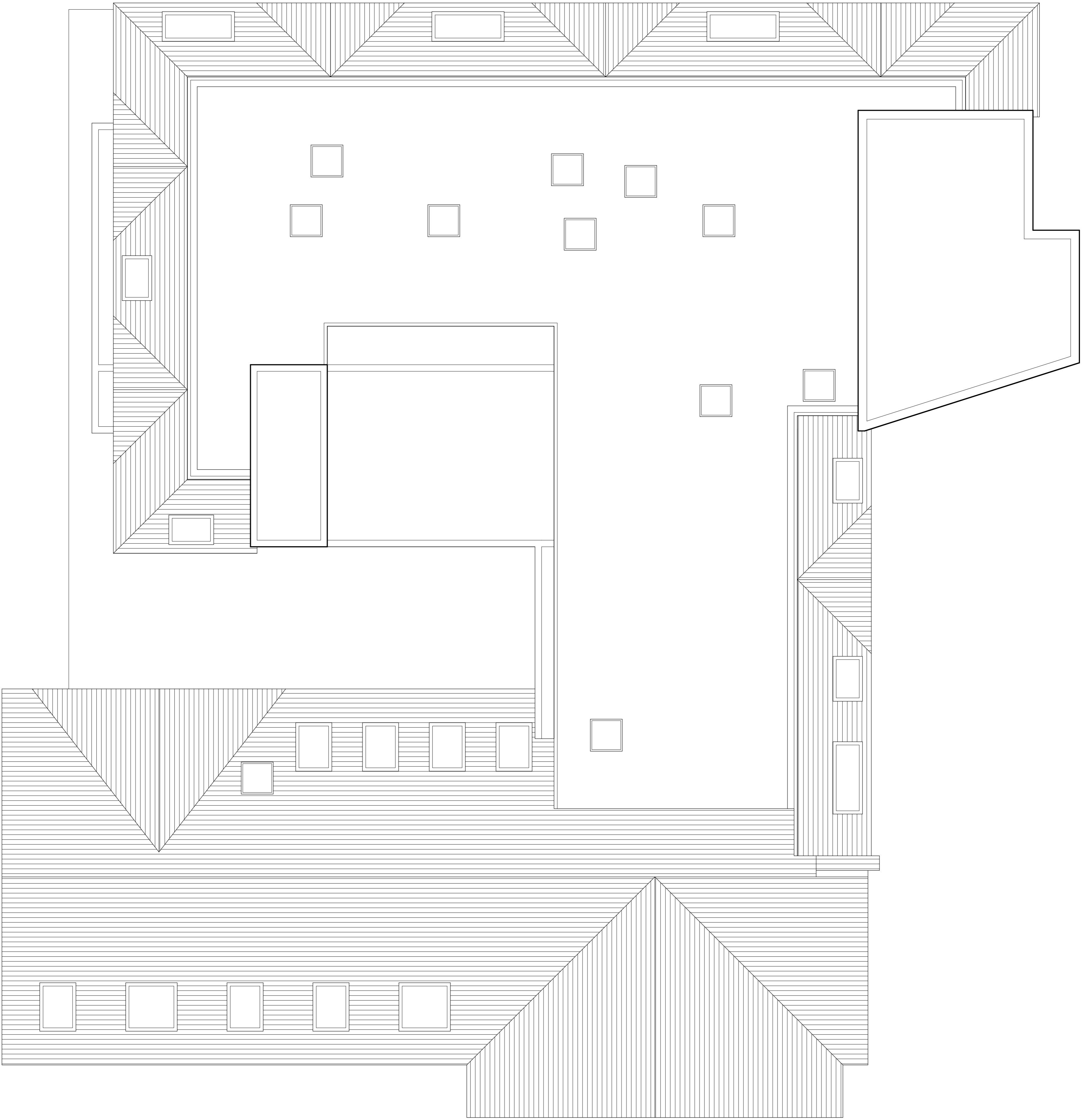
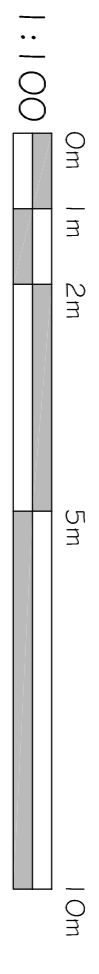
drawn: scalc I/100 @AI
 date: SEP 17 sheet 01:
 job no: JW626-111
 rev: C

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50% scale, detailed drawings and larger scale drawings uses procedure. Figure dimensions only are to be taken from the drawing.

Dimensions of site dimensions, levels and ground levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

The Contractor is to comply with current Building legislation, British Standards and all other applicable regulations. The drawings must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.



Proposed roof plan

Proposed Drawings 1:100



client: Mr. Schneck

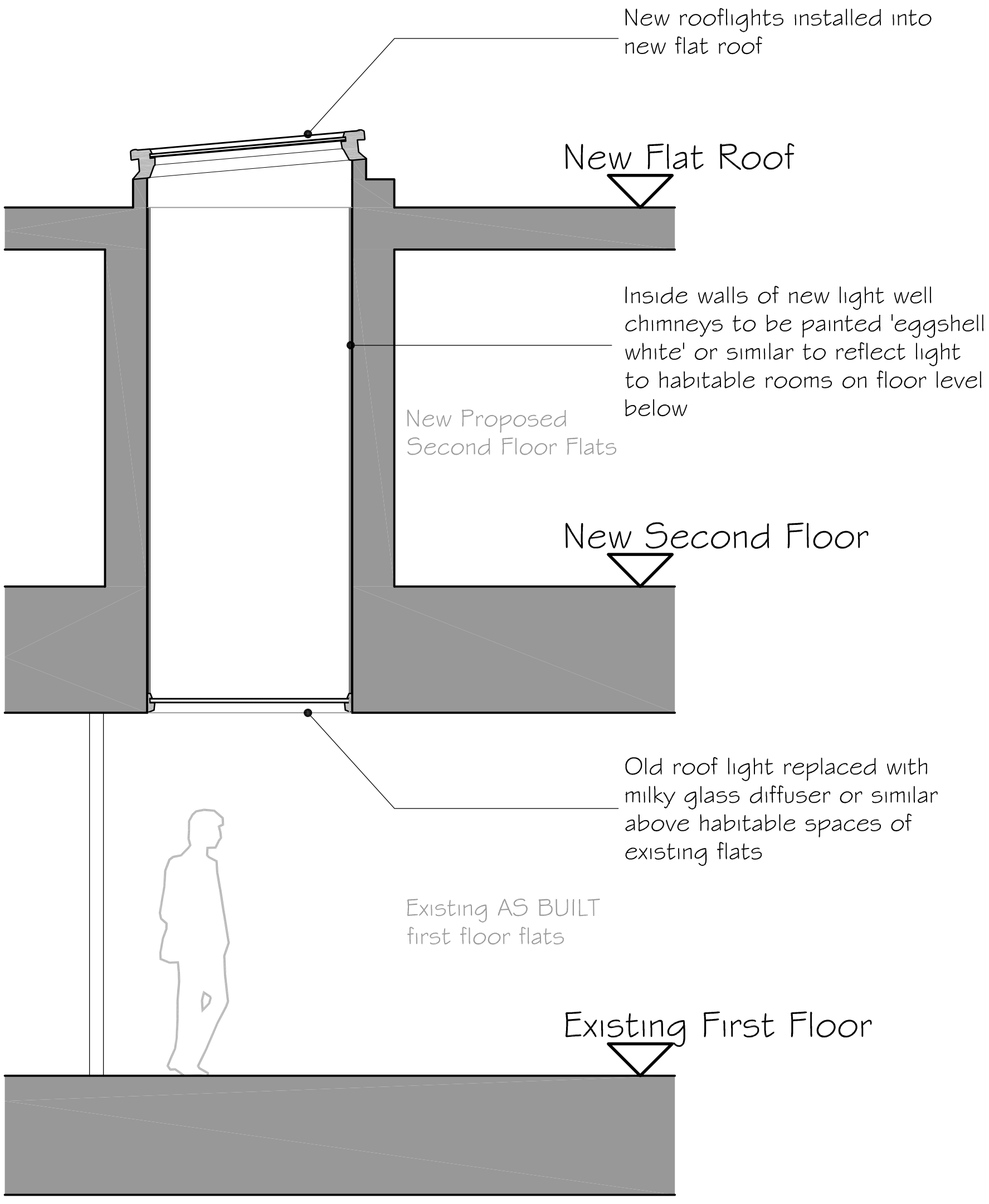
project: Ld1, 100 Victoria Road, Horley, Surrey

description: New Roof Extension Proposed Drawings

Head office: The old stone masons, 108 Johns St, London, SE1 1JN. Tel: 01873 851125. Fax: 01873 851127. j d w architects

Drawn: TK, Date: SEP 17, Job No: JW626-112, Scale: 1/100, Sheet: 01, Rev: A

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Notes:

do not scale:
detailed drawings and larger scale drawings take precedence. Figured dimensions only are to be taken from this drawing.

dimensions:
All building and site dimensions, levels and sewer invert levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

specification:
The Contractor is to comply with current Building Legislation, British Standard Specifications, Building Regulations etc. Whether or not specifically stated on this drawing. This drawing must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

revisions:



PLANNING

client:
Mr Schneck

project:
Lidl, 100 Victoria Road
Horley
Surrey

description:
New Roof Extension
Typical Light Well Section



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newport:
ground floor, 5 gold tops,
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e: mail: info@jdwarehitects.co.uk
w: www.jdwarehitects.co.uk

drawn: TK
date: SEP 17
scale: 1:30
sheet: of:

job drwg. no: JW626-17
rev: -

Typical Diagrammatic Section through light well chimneys - 1:30

